

01-0 -1268

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

U-01-37
7-17-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005(1)(l) of the Zoning Ordinance of the City of Atlanta a Special Use Permit for a **Private School** is hereby approved. Said use is granted to **Heritage Preparatory School of Georgia** and is to be located at **1700 Piedmont Avenue, N.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **51 & 56** of the **17th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

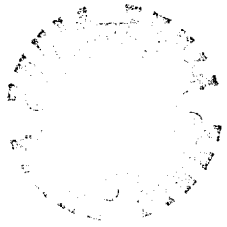
A true copy,

Rhonda Daughlin Johnson
Municipal Clerk, GMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

OCT 01, 2001

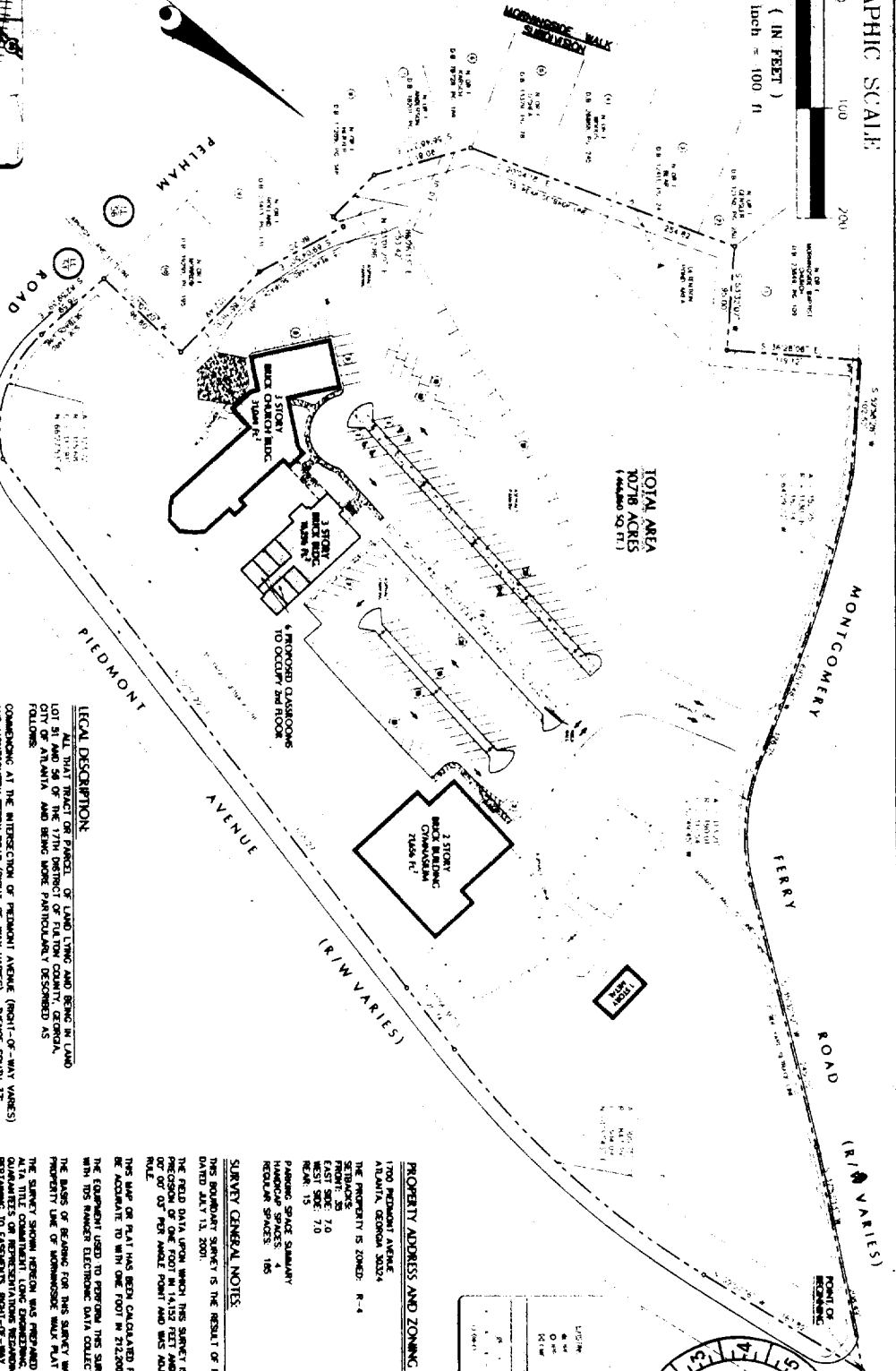
OCT 10, 2001



Conditions for U-01-37

1. Site plan entitled "Morningside Baptist Church" by Long Engineering, Inc., dated 7-17-01 and marked received by the Bureau of Planning July 17, 2001.
2. The student enrollment at this facility is limited to 120 students.

(IN FEET)
1 inch = 100 ft



TOTAL AREA
107718 ACRES
(466,960 SQ. FT.)

6 PROPOSED CLASSROOMS
TO OCCUPY 2nd FLOOR

2 STORY
BRICK BUILDING
GYMNASIUM
21556 sq. ft.

10/10/1964

(R) VARIES)

A circular stamp with the text "RECEIVED" at the top, "JUL 17 2001" in the center, and "BUREAU OF PLANNING" at the bottom. The outer ring of the stamp contains numbers from 1 to 24, representing hours of the day.

LEGEI

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 4. TEACHER
 5. SCHOOL
 6. CITY
 7. STATE
 8. COUNTRY
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 10. PHONE
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 256. COUNTRY
 257. ZIP
 258. PHONE
 259. EMAIL

PROPERTY ADDRESS AND ZONING DATA:

THE PROPERTY IS ZONED:
SEABOARDS
FRONT: 35
EAST SIDE: 7.0
WEST SIDE: 7.0
REAR: 15

PLAYING SPACE: 100
HANDICAP SPACES: 4
REGULAR SPACES: 165

SURVEY GENERAL NOTES

THIS BOUNDARY SURVEY IS THE RESULT OF FIELD RUN SURVEY
DATED JULY 13, 2001.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,152 FEET AND AN ANGULAR ERROR OF 00' 00" 03" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 212,200 FEET.

THE EQUIPMENT USED TO PERFORM THIS SURVEY WAS A NIKON DTM 520 WITH TOTAL STATION ELECTRONIC DATA COLLECTION.

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE
WITH IDS WARRIOR ELECTRICAL DATA COLLECTION.

PROPERTY LINE OF MORMONOSIDE WALK PLAT BOOK 160 PAGE 004.

THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN

ALTA TITLE COMMITMENT. LONG ENGINEERING, INC. MAKES NO QUANTITIES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAY, ETC., UNLESS SPECIFICALLY AGREED TO IN WRITING BY LONG ENGINEERING, INC.

OF PUBLIC RECORD, RESERVATIONS AND OTHER SIMILAR MATTERS.

THIS PLAN IS FOR THE BENEFIT OF THE PLANNEES SHOWN AND THE OWNER. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. LONG ENGINEERING, INC. WILL NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR THE

USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE NOTED ON THIS PLAT
IN MY OPINION, THIS PLAT IS A CORRECT

REPRESENTATION OF THE CARD PLAYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Book 79 DATED: 7-17-06

ALEXANDER ZEDER - 445
RECEIVED NOV 11 2000

FLOOD HAZARD CERTIFICATION

100 YEAR INTERMEDIATE REGIONAL FLOOD HAZARD ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM.) PANEL NUMBER 135157-019 OF CITY OF

ATLANTA, FULTON COUNTY, GA

**SITE PLAN / SUP EXHIBIT
MORNINGSIDE BAPTIST CHURCH
1700 PIEDMONT AVENUE**

LAND LOT 51 AND 56
CITY OF ATLANTA

FULTON COUNTY

17th DISTRICT
GEORGIA

LONG

1775 The Exchange
Suite 215
Atlanta, Georgia 30339
Tel 770.951.2495
Fax 770.951.2496
www.longeng.com

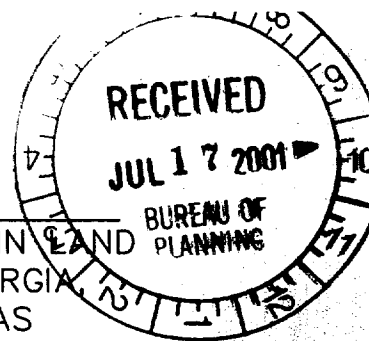
U-01-37

U-01-37

MORNINGSIDE BAPTIST CHURCH

LEGAL DESCRIPTION:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 AND 56 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, CITY OF ATLANTA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE INTERSECTION OF PIEDMONT ROAD (RIGHT-OF-WAY VARIES) AND MONTGOMERY FERRY ROAD (RIGHT-OF-WAY VARIES); THENCE SOUTH 37° 53'13" WEST, A DISTANCE OF 208.49 FEET; THENCE SOUTH 35°32'12" WEST, A DISTANCE OF 245.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 190.01 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 52°49'45" WEST 111.54 FEET; ALONG SAID CURVE, A DISTANCE OF 113.21 FEET; THENCE SOUTH 69°53'48" WEST 126.75 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1130.76 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 64° 29' 23" WEST 152.14 FEET, ALONG SAID CURVE A DISTANCE OF 152.25 FEET; THENCE SOUTH 52°58' 28" WEST, A DISTANCE OF 102.57 FEET; THENCE SOUTH 36°28'06" EAST, A DISTANCE OF 119.12 FEET; THENCE SOUTH 53°32'07" WEST, A DISTANCE OF 95.00 FEET; THENCE SOUTH 20° 04'18" EAST, A DISTANCE OF 254.82 FEET; THENCE SOUTH 56°48'37" EAST, A DISTANCE OF 90.81 FEET; THENCE SOUTH 86°26'13" EAST, A DISTANCE OF 53.42 FEET; THENCE NORTH 03°01'20" EAST, A DISTANCE OF 12.86 FEET; THENCE SOUTH 69°04'50" EAST, A DISTANCE OF 86.20 FEET; THENCE SOUTH 86°26'32" EAST, A DISTANCE OF 102.49 FEET; THENCE SOUTH 03°01'20" WEST, A DISTANCE OF 96.80 FEET; THENCE SOUTH 82°59'39" EAST, A DISTANCE OF 76.59 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 115.68 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°27'53" EAST 117.91 FEET; ALONG SAID CURVE, A DISTANCE OF 123.72 FEET; THENCE NORTH 12°10'22" EAST, A DISTANCE OF 605.27 FEET; THENCE NORTH 11°56'36" EAST, A DISTANCE OF 70.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 847.39 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°37'43" EAST 304.09 FEET; ALONG SAID CURVE, A DISTANCE OF 305.75 FEET; THENCE NORTH 09°07'16" WEST, A DISTANCE OF 167.89 FEET TO THE POINT OF BEGINNING.

RCS# 3155
10/01/01
3:26 PM

Atlanta City Council

Regular Session

MULTIPLE

01-O-1082; 01-O-1266;
01-O-1267; 01-O-1268; 01-O-1269
ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 4
EXCUSED: 0
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	Y Thomas
NV Starnes	Y Woolard	B Martin	NV Emmons
Y Bond	Y Morris	Y Maddox	NV Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

MULTIPLE

01-0-1268

(Do Not Write Above This Line)

AN ORDINANCE

U-01-37

BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PRIVATE SCHOOL (SECTION 16-06.005(1)(1), PROPERTY LOCATED AT 1700 PIEDMONT AVENUE, N.E., FRONTING APPROXIMATELY 1,150 FEET ON THE WEST SIDE OF PIEDMONT AVENUE BEGINNING AT THE SOUTHWEST CORNER OF MONTGOMERY FERRY ROAD. DEPTH: VARIES; AREA: 10.718 ACRES; LAND LOTS 51 & 56, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: MORNINGSIDE BAPTIST CHURCH APPLICANT: HERITAGE PREPARATORY SCHOOL OF GEORGIA.

NPU-F COUNCIL DISTRICT 6

ADOPTED BY
OCT 01 2001

COUNCIL

☐ **CONSENT REFER**☒ **REGULAR REPORT REFER**☐ **ADVERTISE & REFER**☐ **1st ADOPT 2nd READ & REFER**

Date Referred

8/6/01

Referred To:

ZRB & Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other:

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Committee

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Actions

Fav, Adv, Held (see rev. side)

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Actions

Fav, Adv, Held (see rev. side)

Other:

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Refer To

Committee of the whole
Date 8-6-01
Chair Demetrius

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED
OCT 1 2001

CERTIFIED
OCT 01 2001

Randy Davidson Johnson
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

OCT 10 2001

WILLIAMSON
BY CLERK OF LAW